

This report shows all the responses to the Fire Risk Assessment survey, including raised tasks.

**Asset ID: 31032**      **BLK 22 -32 Farmers Row, Cambridge**

## Cover Sheet

Photo



Date of Fire Risk Assessment	12 Jun 2023
Date of Next Fire Risk Assessment	12 Jun 2026
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Fire Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Fire & Safety Assessor	Lynn.betteridge@accentgroup.org

**It is sensible to have arrangements in place to ensure the consistency of Fire Risk Assessments in terms of the assessment of risk and mitigations proposed. In this regard Accent peer validate around 20% of reports, which are available within our audit system.**

## The Scheme

Scheme Name	Fulbourn
Scheme Address	BLK 22 -32 Farmers Row, Cambridge
Postcode	CB21 5HL
Region	East
Scheme Manager	
Scheme Tel. No	
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Cambridgeshire Fire and Rescue Service.
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas

## The Building

Accommodation Type	General Needs (S30)
Build Date	Sep 25 2013
Number Of Homes	6
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick, Paint Render
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	1
Number of External Staircases	None
External Balcony part of escape route?	N/A
Unusual features	
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

**Customers**

Number of occupants	14
Occupant tenure type breakdown	Leasehold, Shared Ownership

**Fire Safety Related Customer Safety Servicing**

Overdue communal gas safety checks	0
Overdue domestic gas safety checks	0
Overdue communal electrical condition checks	0
Overdue domestic electrical condition checks	0
Overdue alarm call pull chord tests	0
Overdue communal PAT testing	0
Overdue customer mobility scooter PAT testing	0
Overdue Monthly Emergency Lighting Switch Tests	1
Overdue Annual Emergency Lighting tests	1
Overdue Weekly Fire Alarm Testing	0
Overdue Fire Panel - Six Monthly Testing	
Overdue Fire Safety Equipment tests	1

**Building Fire Safety Surveys - Communal Doors**

Failing Communal Fire Doors	0
Communal Fire doors due for replacement within 5 years	0

**Dwelling Doors**

Failing Dwelling Fire Doors	0
Dwelling Fire doors due for replacement within 5 years	0

## Fire Risk Assessment Survey Results

### Scheme and Building Information

Photo



Date of Fire Risk Assessment	12/06/2023
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 3 (Common Parts and Flats - Non Destructive)
Quantity	1
Fire & Safety Assessor	Lynn.betteridge@accentgroup.org
Enforcing Fire Authority	Cambridgeshire Fire and Rescue Service.
Scheme Tel. No	
Other staff in attendance	None
Number of on-site Accent staff	Scheme Manager Part-Time
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	14
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
Number of Storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	1
Number of external staircases	None
External balcony part of escape route?	N/A
Unusual features	

## Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
Fire Blanket(s) present	No
Fixed Fire Fighting Installations supplied / fitted	No
Dry Riser(s) present	No
Wet Riser(s) present	No
Sprinkler System present	No
Hosereel(s) present	No
Automatic Opening Vent(s) present	Yes

## Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage? Comment	Yes
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats) Comment	Yes Electrical condition report dated as 17/12/2018
Electrical App/PA Testing - tested within past 12 months? Comment	N/A General needs not required.
Absence of trailing leads and adapters? Comment	Yes All communal areas clear no leads found on day of inspection.
Evidence that mobility scooters are not being stored/charged in common areas? Comment	N/A There is no evidence any residents have mobility scooters on this scheme.

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Is there a purpose built mobility scooter store/charging area?      N/A

Comment

Does the building have a lightning protection system?      No

Comment

### Gas installations

Is there a commercial/domestic gas supply to the scheme?      Yes

Comment

Valid LGSR held on file for fixed communal area gas appliances?  
(Boilers)      Yes

Comment      Sample flat number 41 gas safety inspection completed 15/1/2023.

Valid LGSR held on file for residential flats that contains gas appliances?      Yes

Comment

Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results      Yes

Comment      As above sample flat 41 alldetectors texted and recorded on Active "H"

### Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?      Yes

Comment      No evidence of the policy is not adhered to.

Adequate security against arson?      Yes

Comment      On the day of inspection was locked and found secure access was by the trades keypad.

Are refuse/recycling bin areas managed and suitably located?      Yes

Comment

Are there communal cooking facilities at this scheme?      N/A

Comment      General needs

Are reasonable measures taken to prevent fires as a result of cooking?      N/A

Comment

Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?      N/A

Comment

### Housekeeping

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Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?	Yes
Comment	Generally all locked and a few checked via FB2 key.
Are unnecessary accumulations of combustible materials or waste avoided?	Yes
Comment	
Are combustible materials and substances separated from ignition sources and stored appropriately?	N/A
Comment	
Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations?	N/A
Comment	General needs

**Other Significant Fire Hazards**

Are all other significant fire hazards adequately controlled?	Yes
Comment	No other hazards found at time of inspection

**Means of Escape from Fire**

Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes
Comment	A single commercial staircase with two final exits front and rear to safe air for residents do escape in the event of a fire
Escape routes unobstructed and safe to use?	Yes
Comment	No obstructions found at time of inspection.
Exits immediately openable without a key and/or failsafe's function correctly?	Yes
Comment	Checked and tested for functionality.
Reasonable distances of travel where there is a single/alternative direction of travel?	Yes
Comment	Meets code of practice for means of escape.
Escape routes lead to final exits and open in direction of escape where necessary?	Yes
Comment	Residents have two options for means of escape to safe Air.

**Fire Spread and Development**

Is it considered that the compartmentation is of a reasonable standard?	Yes
Comment	Building built under the building regulations in 2012 and Compliant.

Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?

Yes

Comment

At each level compartmentation reach the proof code of practice B3 all finishes will not enable fire spread.

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?

N/A

Comment

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?

Yes

Comment

The roof compartmentation meets approved code Doc B

Loft hatches fire resisting?

Yes

Comment

The block on the top floor has a one hour fire resisting loft hatch which was accessed on the day of inspection to check for space compartmentation.

As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?

N/A

Comment

Do external walls, doors, windows and anything attached to the exterior, limit fire spread?

Yes

Comment

The external walls doors and windows will not propagate fire spread around the envelope of the building there is a limited cladding and unable to confirm at this time fire resistance this is a small area which will have minimal effect on any fire spread.

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?

Yes

Comment

Tunstall texted on 25/4/2023 and uploaded to Active H

Are roller shutter doors that are required to be FR, fire resisting and self-closing?

N/A

Comment

## Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?

Yes

Comment

Emergency lighting units in good condition and securely fixed to walls/ceilings?

Yes

Comment

All found secure on day of inspection.

Records of monthly/annual testing available?

Yes



Comment

The emergency lighting system at farmers row was tested and checked on the monthly basis recorded as the 8th of the sixth 23 and the annual test was recorded as the eighth of the fifth 2023 certified by tunstalls and uploaded to active H

## Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?

Yes

Comment

All in place at time of inspection

Directional fire escape signage in place and adequate?

Yes

Comment

Is there suitable LIFT signage i.e. do not use in case of fire?

N/A

Comment

Do common area fire doors display the correct signage on both sides where applicable?

N/A

Comment

No communal doors on this scheme.

## Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

No

Comment

Only stand alone smoke detectors in the communal areas.

## Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

No

Comment

## Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?

Yes

Comment

Will this FRA be shared with all Accountable Persons for the premises?

Yes

Comment

Communication with all parties within Accent Housing.

How will this sharing be achieved?

DATA SHARING VIA ACTIVE "H"

Are there other Responsible Persons who share or have fire safety duties in respect of the premises?

Yes

Have all details required by regulations been shared with all other Responsible Persons?

Yes

Comment

Have all details required by regulations to be shared with us from other Responsible Persons been received and recorded?

Yes

Comment

Will this FRA be shared will all other Responsible Persons for the premises?

Yes

Comment

How will this sharing be achieved?

All recorded on active "H" Data base.

The fire risk assessments for the building will be held on active "H" if residents or any other persons wish to look at the FRA the details can be shared and communicated

Is an office or IL scheme being inspected?

No

Comment

### **Passenger Lift**

Is the scheme fitted with a passenger lift?

No

Comment

### **Premises Inspection Box**

Is there a premises information box for fire & rescue service use?

No

Comment

### **Evacuation Policy**

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Residents responsible for contacting the fire and rescue service in the event of a fire.

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?

Yes

Comment

### **Engagement with Residents**

Has information of fire procedures been disseminated to residents?

Yes

Comment

When the residents take ownership of their flat they're given fire safety advice and also leaflets and a link into the website to look for further advice

Is general fire safety information disseminated to residents?

Yes

Comment

Far safety notices are provide and displayed in the communal areas given the initial fire safety advice as previously stated the residents are able to access the far safety assessor or to just discuss any fire related issues.

### FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?

Yes

Comment

### Miscellaneous

Are there any other observations/actions to raise that are not covered above.

No

Are there fire related remedial works required at this property, that will affect the fabric of the building?

No

Comment

Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).

No

**Risk Calculator - Fire**

The following risk estimator is based on the general health and safety risk level estimator contained within BS 8800: 1996. Guide to occupational health and safety management systems.

1. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from the fire (the probability of ignition) at this building is:

LOW  MEDIUM  HIGH

2. Taking into account the nature of the building, the occupants, the fire protection afforded and any procedural arrangements observed at the time of the assessment, it is considered that the consequences for life safety in the event of a fire would be:

MINOR  MAJOR  CRITICAL

The definition of the above terms is as follows:

**FRA Review Frequency**

<b>MINOR</b>	Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than the occupant sleeping in a bedroom in which a fire occurs).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	There is significant potential for serious injury or death of one or more occupants.

3. The above estimates are then read into the following matrix table to give the overall risk level for the site:

Fire Hazard	Minor	Major	Critical
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

When the level of risk is established, the action level can be read from the table below:

Risk Level	Guide to actions and appropriate timescales
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	Considerable resources may have to be allocated to reduce the risk level. It may be necessary to limit the occupation of some parts until urgent remedial action is taken.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**